

LOT 66  
HAMPTON LAKES PHASE 3  
OR 2229/288

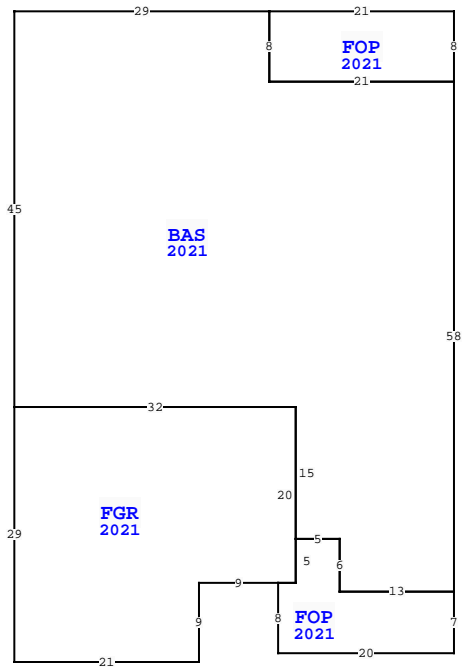
BYRD ROGER W  
85479 BERRYESSA WAY  
FERNANDINA BEACH, FL 32034

**2025**

13-2N-27-0722-0066-0000  
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,430	100	2021
FGR	829	55	2021
FOP	168	30	2021
FOP	172	30	2021
TOTALS	3,599		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,988	104.7160	138.23	413,031	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 100% - 2023 Heated Area: 2430 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			408,901
TOTAL MARKET OB/XF VALUE			22,037
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			505,938
SOH/AGL Deduction			9,051
ASSESSED VALUE			496,887
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			446,165
TOTAL JUST VALUE			505,938
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			486,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016530	CO ISSUED	0	11/30/2021
21001931	NEW CONSTR	349,745	02/18/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/0982	11/30/2021	SW	Q	I	02	465,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: BYRD ROGER W						
2246/1096	12/31/2018	SW	U	V	37	5,700,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: AVH NORTH FLORIDA L						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVR	0	100	0	2,226.00	SF	10.00	10.00	100	2021	2021	3	99	22,037	

BLD DATE: 06/13/2023 MLU  
XF DATE:  
INC DATE:

BUILDING NOTES	
85479 BERRYESSA WAY, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FOP=[YR=2021] W21 BAS=[YR=2021] W29 S45 FGR=[YR=2021] S29 E21 N9 E9 FOP=[YR=2021] S8 E20 N7 W13 N6 W5 S5 W2\$ E2 N20 W32\$ E32 S15 E5 S6 E13 N58 W21 N8\$ S8 E21 N8\$.	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							